



9 Crodingley

Thongsbridge, Holmfirth, HD9 3TZ

A fantastic opportunity to purchase this much loved family home which is now ready for a programme of internal modernisation with plenty of potential for extension. The property occupies a large plot with lovely gardens to front and rear and plenty of off road parking as well as a double garage. Available with no vendor chain the property briefly comprises entrance porch, hallway, downstairs wc, home office/family room, lounge, dining room and dining kitchen. To the first floor are four good sized bedrooms, one with ensuite and a family bathroom. Amazing views to front and rear and convenient for stunning countryside and Holmfirth centre.
NO VENDOR CHAIN.

£600,000

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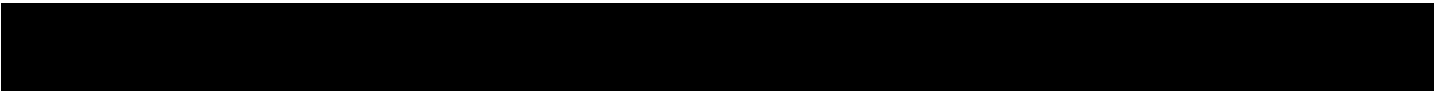


- FOUR BEDROOM DETACHED FAMILY HOME IN THIS STUNNING LOCATION
- THREE RECEPTION ROOMS AND DINING KITCHEN
- IDEAL FOR COSMETIC IMPROVEMENT/EXTENSION
- DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING
- LARGE PLOT WITH GARDENS TO FRONT AND REAR AND FANTASTIC VIEWS
- NO VENDOR CHAIN

Entrance Porch 6'6" x 3'10" (1.98m x 1.17m)	Guest Bedroom 11'5" x 8'5" (3.48m x 2.57m)
Hallway	Ensuite 7'9" x 2'8" (2.36m x 0.81m)
WC/Cloakroom 5'7" x 4'5" (1.70m x 1.35m)	Master Bedroom 14'6" x 13'5" (4.42m x 4.09m)
Study/Family Room 8'0" x 7'11" (2.44m x 2.41m)	Bedroom 3 11'5" x 11'5" (3.48m x 3.48m)
Breakfast Kitchen 11'5" x 11'5" (3.48m x 3.48m)	Bedroom 4 13'4" x 7'7" (4.06m x 2.31m)
Dining Room 11'5" x 11'4" (3.48m x 3.45m)	Family Bathroom 8'1" x 7'11" (2.46m x 2.41m)
Lounge 22'7" x 13'5" (6.88m x 4.09m)	Garage and Parking 18'2" x 18'0" (5.54m x 5.51m)
First Floor Landing	

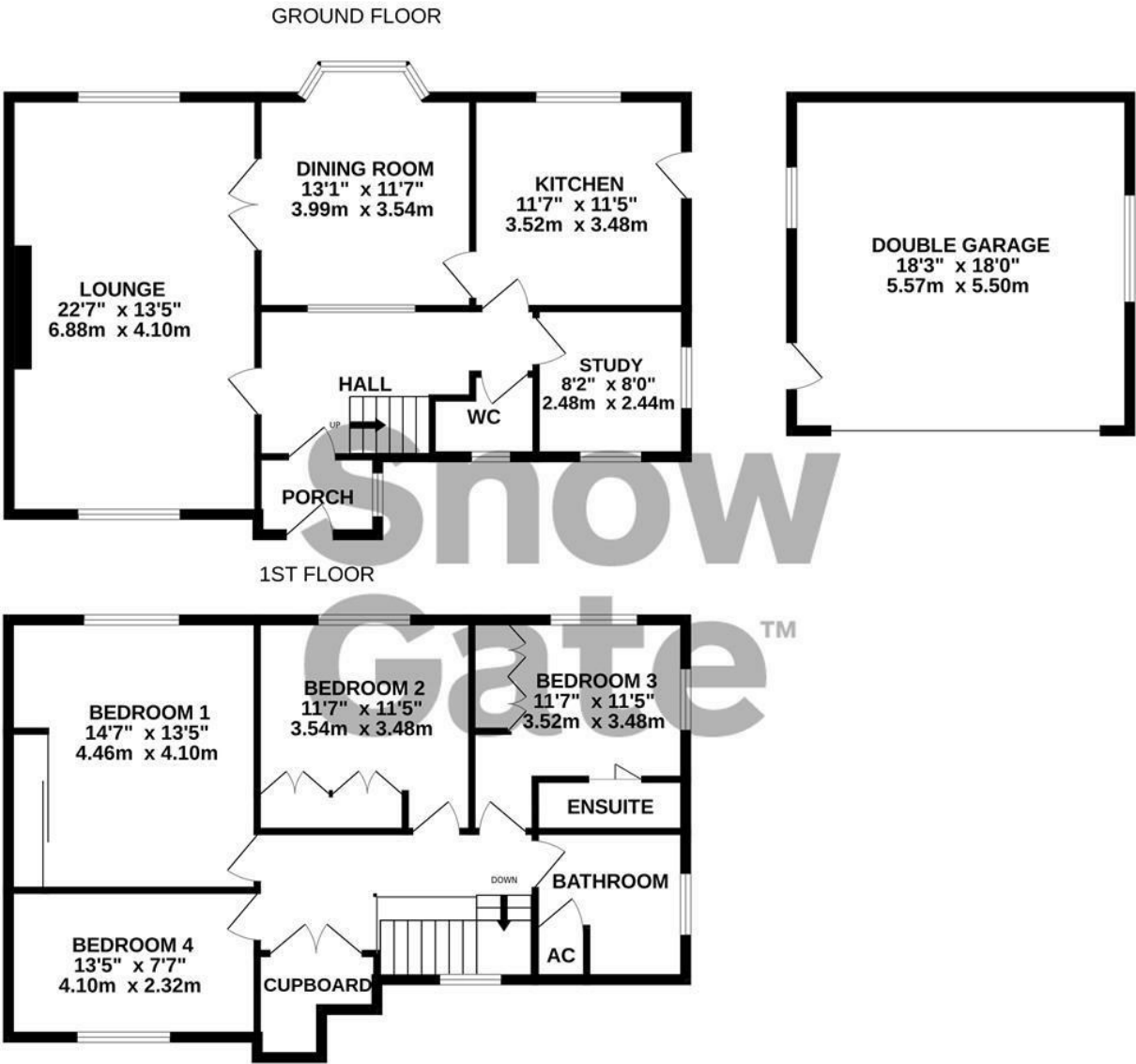


Directions





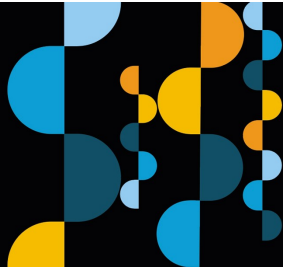
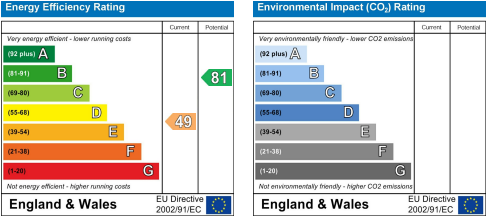
Floor Plan



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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